

Exhibit A

1
2 **7. ADDITIONAL FEES:**3
4 **A. LATE FEES:** In the event TENANT fails to pay rent when due, TENANT shall pay a late fee of
5 \$ 75 plus \$ 20 per day for each day after 3 days that the sum was due. Such amounts shall
6 be considered to be rent.
78
9 **B. DISHONORED CHECKS:** A charge of \$ 75 shall be imposed for each dishonored check made by
10 TENANT to LANDLORD. TENANT agrees to pay all rents, all late fees, all notice fees and all costs to honor a
11 returned check with certified funds. After TENANT has tendered a check which is dishonored, TENANT hereby
12 agrees to pay all remaining payments including rent due under this Agreement by certified funds. Any payments
13 tendered to LANDLORD thereafter, which are not in the form of certified funds, shall be treated as if TENANT
14 failed to make said payment until certified funds are received. LANDLORD presumes that TENANT is aware of the
15 criminal sanctions and penalties for issuance of a check which TENANT knows is drawn upon insufficient funds
16 and which is tendered for the purpose of committing a fraud upon a creditor.
1718 **C. ADDITIONAL RENT:** All late fees and dishonored check charges shall be due when incurred and shall
19 become additional rent. Payments will be applied to charges which become rent in the order accumulated. All
20 unpaid charges or any fees owed by TENANT, including but not limited to notice fees, attorney's fees, repair bills,
21 utility bills, landscape/pool repair and maintenance bills and CIC fines will become additional rent at the beginning
22 of the month after TENANT is billed. TENANT'S failure to pay the full amount for a period may result in the
23 initiation of eviction proceedings. LANDLORD'S acceptance of any late fee or dishonored check fee shall not act as
24 a waiver of any default of TENANT, or as an extension of the date on which rent is due. LANDLORD reserves the
25 right to exercise any other rights and remedies under this Agreement or as provided by law.
2627 **8. SECURITY DEPOSITS:** Upon execution of this Agreement,
28 TENANT's Name: Parnell Colvin TENANT's Name: 503-490-6564
29 TENANT's Name: _____ TENANT's Name: : _____
30 shall deposit with LANDLORD as a Security Deposit the sum stated in paragraph 5. **TENANT shall not apply the**
31 **Security Deposit to, or in lieu of, rent.** At any time during the term of this Agreement and upon termination of the
32 tenancy by either party for any reason, the LANDLORD may claim, from the Security Deposit, such amounts due
33 LANDLORD under this Agreement. Any termination prior to the initial term set forth in paragraph 3, or failure of
34 TENANT to provide proper notice of termination, is a default in the payment of rent for the remainder of the lease
35 term, which may be offset by the Security Deposit. Pursuant to NRS 118A.242, LANDLORD shall provide
36 TENANT with a written, itemized accounting of the disposition of the Security Deposit within thirty (30) days of
37 surrender of premises. TENANT agrees, upon termination of the tenancy, to provide LANDLORD with a
38 forwarding address to prevent a delay in receiving the accounting and any refund. At the termination of this
39 agreement, the TENANT identified in this paragraph will be refunded the remaining security deposit (if any). In the
40 event of damage to the Premises caused by TENANT or TENANT's family, agents or visitors, LANDLORD may
41 use funds from the deposit to repair, but is not limited to this fund and TENANT remains liable for any remaining
42 costs. (In addition to the above, to be refundable, property must be professionally cleaned to include carpets and all
43 hard surface flooring including tile and grout.) Upon request by Landlord, Tenant must furnish receipts for
44 professional cleaning services.
4546 **9. CONDITION OF PREMISES:** TENANT agrees that TENANT has examined the Premises, including the
47 grounds and all buildings and improvements, and that they are, at the time of this Lease, in good order, good
repair, safe, clean, and rentable condition.

| | | | | | | | |
|----------|-----------------------|--------------|-----------------|--------------|------------------|----------|--------------|
| Property | <u>6681 Tara Ave</u> | Owner's Name | <u>TAKO LLC</u> | Owner's Name | <u>Las Vegas</u> | NV | <u>89146</u> |
| Tenant | <u>Parnell Colvin</u> | Initials | <u>PC</u> | Tenant | | Initials | |
| Tenant | <u>503-490-6564</u> | Initials | | Tenant | | Initials | |

Residential Lease Agreement Rev. 10.16

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This form presented by Xing R Mao | AHP Realty LLC | 702-248-1818 |
vivianutg@hotmail.com

InStatNet: 00000000000000000000000000000000

10. TRUST ACCOUNTS: BROKER shall retain all interest earned, if any, on security deposits to offset administration
2 and bookkeeping fees.

4 **11. EVICTION COSTS:** TENANT shall be charged an administrative fee of \$ 375 per eviction attempt to
5 offset the costs of eviction notices and proceedings. TENANT shall be charged for service of legal notices and all
6 related fees according to actual costs incurred.

12. CARDS AND KEYS: Upon execution of the Agreement, TENANT shall receive the following:

Upon execution of the Agreement, TENANT shall receive the following:

| | | | | | |
|----------------------------|----------------|--------------------------------|---------------------------|--------------------------------|----------------|
| <input type="checkbox"/> 1 | Door key(s) | <input type="checkbox"/> 1 | Garage Transmitter/Fob(s) | <input type="checkbox"/> _____ | Pool Key(s) |
| <input type="checkbox"/> 1 | Mailbox key(s) | <input type="checkbox"/> _____ | Gate Card/Fob(s) | <input type="checkbox"/> _____ | Other(s) _____ |
| Laundry Room key(s) | | <input type="checkbox"/> _____ | Gate Transmitter/Fob(s) | <input type="checkbox"/> _____ | Other(s) _____ |

TENANT shall make a key deposit (if any) in the amount set forth in paragraph 2 upon execution of this Agreement. The key deposit shall be refunded within 30 days of TENANT's return of all cards and/or keys to LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER.

16 **13. CONVEYANCES AND USES:** TENANT shall not assign, sublet or transfer TENANT'S interest, nor any part
17 thereof, without prior written consent of LANDLORD. The Premises shall be used and occupied by TENANT
18 exclusively as a private single-family residence. Neither the Premises nor any part of the Premises or yard shall
19 be used at any time during the term of this Lease for any purpose of carrying on any business, profession, or
20 trade of any kind, or for any purpose other than as a private single-family residence. TENANT shall comply
21 with all the health and sanitary laws, ordinances, rules and orders of appropriate governmental authorities and
22 homeowners associations, if any, with respect to the Premises. TENANT understands and acknowledges that
23 they are not permitted to access the attic crawl space, roof or under the home or any other area of the property
24 that is not considered living space. TENANT shall not commit waste, cause excessive noise, create a nuisance
25 or disturb others.

27 14. **OCCUPANTS:** Occupants of the Premises shall be limited to 6 persons and shall be used solely for
28 housing accommodations and for no other purpose. TENANT represents that the following person(s) will live in the
29 Premises:

30 Parnell Colvin, Monique, Malaysia, Elilah, Parnell JR, Annastashia

3 15. GUESTS: The TENANT agrees to pay the sum of \$ 10.00 per day for each guest remaining on the
4 Premises more than 10 days. Notwithstanding the foregoing, in no event shall any guest remain on the
5 Premises for more than 30 days.

7 16. UTILITIES: TENANT shall immediately connect all utilities and services of premises upon commencement of
8 lease. TENANT is to pay when due all utilities and other charges in connection with TENANT's individual rented
9 premises. Responsibility is described as (T) for TENANT and (O) for Owner.

Electricity Trash Trash Can Rental: Phone
Gas Sewer Cable Other _____
Water Septic Association Fees Other _____

a. TENANT is responsible to connect the following utilities in TENANT'S name: ALL

Property 6681 Tara Ave Owner's Name TAKO LLC Tenant Parnell Colvin Tenant 503-490-6564 Owner's Name Las Vegas NV 89146
Owner's Name Tenant Initials PC Tenant Initials
Tenant Tenant Initials Tenant Initials

b. LANDLORD will maintain the connection of the following utilities in LANDLORD's name and bill TENANT for connection fees and use accordingly for the entire term of the lease: _____
n/a

c. No additional phone or cable lines or outlets or satellite dishes shall be obtained for the Premises without the LANDLORD's written consent. In the event of LANDLORD's consent, TENANT shall be responsible for all costs associated with the additional lines, outlets or dishes. TENANT shall also remove any satellite dishes and restore the subject property to its original condition at the termination of this Agreement.

d. If an alarm system exists on the Premises, TENANT may obtain the services of an alarm services company and shall pay all costs associated therewith.

e. TENANT shall not default on any obligation to a utility provider for utility services at the Property. Owner does not pay for any utilities, excluding any such UTILITIES THAT ARE INCLUDED IN HOME OWNER'S ASSOCIATION DUES. TENANT must show all utilities giving service to said property have a zero balance upon move out.

f. Other: _____

17. PEST NOTICE: TENANT understands that various pest, rodent and insect species (collectively, "pests") exist in Southern Nevada. Pests may include, but are not limited to, scorpions (approximately 23 species, including bark scorpions), spiders (including black widow and brown recluse), bees, snakes, ants, termites, rats, mice and pigeons. The existence of pests may vary by season and location. Within thirty (30) days of occupancy, if the Premises has pests, LANDLORD, at TENANT's written request, will arrange for and pay for the initial pest control spraying. TENANT agrees to pay for the monthly pest control spraying fees. For more information on pests and pest control providers, TENANT should contact the State of Nevada Division of Agriculture.

18. **PETS:** No pet shall be on or about the Premises at any time without written permission of LANDLORD. In the event TENANT wishes to have a pet, TENANT will complete an Application for Pet Approval. Should written permission be granted for occupancy of the designated pet, an additional security deposit in the amount of \$ 300 will be required and paid by TENANT in advance subject to deposit terms and conditions aforementioned. In the event written permission shall be granted, TENANT shall be required to procure and provide to LANDLORD written evidence that TENANT has obtained such insurance as may be available against property damage to the Premises and liability to third party injury. Said policy shall name LANDLORD and LANDLORD'S AGENT as additional insureds. A copy of said policy shall be provided to LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY MANAGER prior to any pets being allowed within the Premises. If TENANT obtains a pet without written permission of LANDLORD, such will be an event of default under paragraph 21. TENANT further agrees to pay an immediate fine of \$ 300. TENANT agrees to indemnify LANDLORD for any and all liability, loss and damages which LANDLORD may suffer as a result of any animal in the Premises, whether or not written permission was granted.

(This Space Intentionally Left Blank)

1 **19. RESTRICTIONS:** TENANT shall not keep or permit to be kept in, on, or about the Premises: waterbeds, boats,
 2 campers, trailers, mobile homes, recreational or commercial vehicles or any non-operative vehicles except as
 3 follows:
 4 **N/A**

5
 6 **TENANT shall not conduct nor permit any work on vehicles on the premises without the express written**
 7 **consent of the Owner.**

8
 9 **20. ALTERATIONS:** TENANT shall make no alterations to the Premises without LANDLORD's written consent.
 10 Unless otherwise agreed in writing between TENANT and LANDLORD, all alterations or improvements to the
 11 Premises become the property of LANDLORD, shall remain upon the Premises, and shall constitute a fixture
 12 permanently affixed to the Premises. Unless otherwise agreed in writing between TENANT and LANDLORD,
 13 TENANT shall be responsible for restoring the Premises to its original condition and removing any alterations or
 14 improvements if requested by LANDLORD or LANDLORD's BROKER/DESIGNATED PROPERTY
 15 MANAGER.

16
 17 **21. DEFAULT:** Failure by TENANT to pay rent, perform any obligation under this Agreement, or comply with any
 18 Association Governing Documents (if any), or TENANT's engagement in activity prohibited by this Agreement, or
 19 TENANT's failure to comply with any and all applicable laws, shall be considered a default hereunder. Upon
 20 default, LANDLORD may, at its option, terminate this tenancy upon giving proper notice. Upon default,
 21 LANDLORD shall issue a proper itemized statement to TENANT noting the amount owed by TENANT, including
 22 any and all fees related to eviction and reletting of the subject property. LANDLORD may pursue any and all legal
 23 and equitable remedies available.

24
 25 a. **FORFEITURE OF SECURITY DEPOSIT - DEFAULT.** It is understood and agreed that TENANT shall not
 26 attempt to apply or deduct any portion of any security deposit from the last or any month's rent or use or apply
 27 any such security deposit at any time in lieu of payment of rent. If TENANT fails to comply, such security
 28 deposit shall be forfeited and LANDLORD may recover the rent due as if any such deposit had not been applied
 29 or deducted from the rent due. For the purpose of this paragraph, it shall be conclusively presumed that a
 30 TENANT leaving the premises while owing rent is making an attempted deduction of deposits. Furthermore,
 31 any deposit shall be held as a guarantee that TENANT shall perform the obligations of the Lease and shall be
 32 forfeited by the TENANT should TENANT breach any of the terms and conditions of this Lease. In the event of
 33 default, by TENANT, of any obligation in this Lease which is not cured by TENANT within five (5) days'
 34 notice from LANDLORD, then in addition to forfeiture of the Security Deposit, LANDLORD may pursue any
 35 other remedy available by law, equity or otherwise.

36 b. **TENANT PERSONAL INFORMATION UPON DEFAULT.** TENANT understands and acknowledges that if
 37 TENANT defaults on lease, LANDLORD or Owner may engage the services of an Attorney or a Collection
 38 Agency. TENANT understands and acknowledges that LANDLORD/Owner may give an Attorney or a
 39 Collection Agency, TENANT's personal information, including but not limited to, TENANT's social security
 40 number or any other information to aid in collection efforts and holds LANDLORD, Broker, and Owner
 41 harmless from any liability in relation to the release of any personal information to these entities.

42
 43 **22. ENFORCEMENT:** Any failure by LANDLORD to enforce the terms of this Agreement shall not constitute a
 44 waiver of said terms by LANDLORD. Acceptance of rent due by LANDLORD after any default shall not be
 45 construed to waive any right of LANDLORD or affect any notice of termination or eviction.

| | | | | | | | |
|----------|----------------|--------------|-----------|--------------|-----------|----------|-------|
| Property | 6681 Tara Ave | Owner's Name | TAKO LLC | Owner's Name | Las Vegas | NV | 89146 |
| Tenant | Parnell Colvin | Initials | <i>PC</i> | Tenant | | Initials | |
| Tenant | 503-490-6564 | Initials | | Tenant | | Initials | |

1 a. ABANDONMENT. LANDLORD is entitled to presume per NRS 118A.450 that TENANT has abandoned the
 2 Premises if the TENANT is absent from the premises for a period of time equal to one-half the time for periodic
 3 rental payments, unless the rent is current or the TENANT has in writing notified the landlord of an intended
 4 absence.

5 b. If at any time during the term of this Lease, TENANT abandons the Premises, LANDLORD shall have the
 6 following rights: LANDLORD may, at LANDLORD's option, enter the Premises by any means without liability
 7 to TENANT for damages and may relet the Premises, for the whole or any part of the then unexpired term, and
 8 may receive and collect all rent payable by virtue of such reletting. At LANDLORD's option, LANDLORD
 9 may hold TENANT liable for any difference between the rent that would have been payable under this Lease
 10 during the balance of the unexpired term, if this Lease had continued in force, and the net rent for such period
 11 realized by LANDLORD by means of such reletting.

12 LANDLORD also may dispose of any of TENANTs abandoned personal property, pursuant to Nevada law as
 13 LANDLORD deems appropriate, without liability to TENANT.

14 23. **NOTICE OF INTENT TO VACATE:** TENANT shall provide notice of TENANT's intention to vacate the
 15 Premises. Such notice shall be in writing and shall be provided to LANDLORD prior to the first day of the
 16 last month of the lease term set forth in Section 3 of this Agreement. In no event shall notice be less than 30
 17 days prior to the expiration of the term of this Agreement. In the event TENANT fails to provide such notice,
 18 TENANT shall be deemed to be holding-over on a month-to-month basis until 30 days after such notice. During a
 19 holdover not authorized by LANDLORD, rent shall increase by 10 %.

20 24. **TERMINATION:** Upon termination of the tenancy, TENANT shall surrender and vacate the Premises and shall
 21 remove any and all of TENANT'S property. TENANT shall return keys, personal property and Premises to the
 22 LANDLORD in good, clean and sanitary condition, normal wear excepted.

23 25. **EMERGENCIES:** The name, address and phone number of the party who will handle maintenance or essential
 24 services emergencies on behalf of the LANDLORD is as follows: _____
 25 Carol 702-488-5563, Vivian 702-302-1530

26 26. **MAINTENANCE:** TENANT shall keep the Premises in a clean and good condition. TENANT shall immediately
 27 report to the LANDLORD any defect or problem on the Premises. TENANT agrees to notify LANDLORD of any
 28 water leakage and/or damage within 24 hours of the occurrence. TENANT understands that TENANT may be held
 29 responsible for any water and/or mold damage, including the costs of remediation of such damage. TENANT shall
 30 be responsible for any **MINOR** repairs necessary to the Premises up to and including the cost of \$ 100.
 31 TENANT agrees to pay for all repairs, replacements and maintenance required by TENANT's misconduct or
 32 negligence or that of TENANT's family, pets, licensees and guests, including but not limited to any damage done by
 33 wind or rain caused by leaving windows open and/or by overflow of water, or stoppage of waste pipes, or any other
 34 damage to appliances, carpeting or the Premises in general. At LANDLORD's option, such charges shall be paid
 35 immediately or be regarded as additional rent to be paid no later than the next monthly payment date following such
 36 repairs. TENANT acknowledges any minor repairs made to the Property must be done by an active, licensed and
 37 insured contractor.

38 a. TENANT shall change filters in the heating and air conditioning systems at least once every month, at
 39 TENANT's own expense. LANDLORD shall maintain the heating and air conditioning systems and provide for
 40 major repairs. However, any repairs to the heating or cooling system caused by dirty filters due to TENANT
 41 neglect will be the responsibility of TENANT.

| | | | | |
|--------------|----------------|--------------|----|-------|
| Property | 6681 Tara Ave | Las Vegas | NV | 89146 |
| Owner's Name | TAKO LLC | Owner's Name | | |
| Tenant | Parnell Colvin | Initials | | |
| Tenant | 503-490-6564 | Initials | | |

1
2 b. TENANT shall replace all broken glass, regardless of cause of damage, at TENANT's expense.
3
4 c. LANDLORD shall be responsible for all systems including heating, cooling, electrical, plumbing and sewer
5 lines. LANDLORD shall be responsible for all major heating, cooling electrical, plumbing and sewer problems
6 that are not caused by TENANT.
7
8 d. There _____ is -OR- is not a landscape contractor whose name and phone number are as follows:
9

10
11 In the case of landscaping being maintained by a contractor, TENANT agrees to cooperate with the landscape
12 contractor in a satisfactory manner. LANDLORD-provided landscaping is not to be construed as a waiver of
13 any responsibility of the TENANT to keep and maintain landscaping and/or shrubs, trees and sprinkler system
14 in good condition.

15
16 In the event the landscaping is not being maintained by a contractor, TENANT shall maintain lawns, shrubs and
17 trees. TENANT shall water all lawns, shrubs and trees, mow the lawns on a regular basis, trim the trees and
18 fertilize lawns, shrubs and trees. If TENANT fails to maintain the landscaping in a satisfactory manner,
19 LANDLORD may have the landscaping maintained by a landscaping contractor and charge TENANT with the
20 actual cost. Said costs shall immediately become additional rent.
21

22 e. There _____ is -OR- is not a pool contractor whose name and phone number are as follows:
23

24
25 In the case of pool maintenance being maintained by a contractor, TENANT agrees to cooperate with the pool
26 maintenance contractor in a satisfactory manner. LANDLORD-provided pool maintenance is not to be
27 construed as a waiver of any responsibility of the TENANT to keep and maintain the pool in good condition.
28

29
30 In the event the pool is not being maintained by a Contractor, TENANT agrees to maintain the pool, if any.
31 TENANT agrees to maintain the water level, sweep, clean and keep in good condition. If TENANT fails to
32 maintain the pool in a satisfactory manner, LANDLORD may have the pool maintained by a licensed pool
33 service and charge TENANT with the actual cost. Said costs shall become additional rent.
34

35 f. Smoking _____ will or will not be permitted in or about the Premises. TENANT will be charged any
36 costs incurred for the abatement of any damages by unauthorized smoking in the Premises.
37

38 27. ACCESS: TENANT agrees to grant LANDLORD the right to enter the Premises at all reasonable times and for all
39 reasonable purposes including showing to prospective lessees, buyers, appraisers, insurance agents, periodic
40 maintenance reviews and business therein as requested by LANDLORD. If TENANT fails to keep scheduled
41 appointments with vendors to make necessary/required repairs, TENANT shall pay for any additional charges
42 incurred which will then become part of the next month's rent and be considered additional rent. TENANT shall not
43 deny LANDLORD his/her rights of reasonable entry to the Premises. LANDLORD shall have the right to enter in
44 case of emergency and other situations as specifically allowed by law. LANDLORD agrees to give TENANT
45 twenty-four (24) hours notification for entry, except in case of emergency.
46
47

| | | | | |
|--------------|----------------|--------------|----|----------|
| Property | 6681 Tara Ave | Las Vegas | NV | 89146 |
| Owner's Name | TAKO LLC | Owner's Name | | |
| Tenant | Parnell Colvin | Tenant | | Initials |
| Tenant | 503-490-6564 | Tenant | | Initials |

a. **DISPLAY OF SIGNS.** During the last thirty (30) days of this Lease, LANDLORD or LANDLORD's agent may display For Sale or For Rent or similar signs on or about the Premises and enter to show the Premises to prospective purchasers or tenants. TENANT also authorizes Broker to use an electronic keybox to show the Premises during the last 30 days of lease. TENANT further agrees to execute any and all documentation necessary to facilitate the use of a lockbox.

28. ASSOCIATIONS: Should the Premises described herein be a part of a common interest community, homeowners association planned unit development, condominium development ("the Association") or such, TENANT hereby agrees to abide by the Governing Documents (INCLUDING Declarations, Bylaws, Articles, Rules and Regulations) of such community and further agrees to be responsible for any fines or penalties levied as a result of failure to do so by TENANT, TENANT's family, licensees or guests. Noncompliance with the Governing Documents shall constitute a violation of this Agreement. Unless billed directly to TENANT by the Association, such fines shall be considered as additional rent and shall be due along with the next monthly payment of rent. By initialing this paragraph, TENANT acknowledges receipt of a copy of the applicable Governing Documents. LANDLORD, at LANDLORD's expense, shall provide TENANT with any additions to such Governing Documents as they become available. LANDLORD may, at its option, with 30 days' notice to TENANT, adopt additional reasonable rules and regulations governing use of the Premises and of the common areas (if any). [] [] []

29. **INVENTORY:** It is agreed that the following inventory is now on said premises. (Check if present; cross out if absent.)

| | | |
|---|---|--|
| <input checked="" type="checkbox"/> Refrigerator | <input type="checkbox"/> Intercom System | <input type="checkbox"/> Spa Equipment |
| <input checked="" type="checkbox"/> Stove | <input type="checkbox"/> Alarm System | <input type="checkbox"/> Auto Sprinklers |
| <input checked="" type="checkbox"/> Microwave | <input type="checkbox"/> Trash Compactor | <input type="checkbox"/> Auto Garage Openers |
| <input checked="" type="checkbox"/> Disposal | <input checked="" type="checkbox"/> Ceiling Fans | <input type="checkbox"/> BBQ |
| <input checked="" type="checkbox"/> Dishwasher | <input type="checkbox"/> Water Conditioner Equip. | <input type="checkbox"/> Solar Screens |
| <input checked="" type="checkbox"/> Washer | <input checked="" type="checkbox"/> Dryer | <input checked="" type="checkbox"/> Pool Equipment |
| <input checked="" type="checkbox"/> Garage Opener | <input type="checkbox"/> Gate Remotes | <input type="checkbox"/> Carpet |
| <hr/> | | |
| Trash Can(s) (circle one) owner provided / trash service provided | | |
| <input checked="" type="checkbox"/> Floor Coverings (specify type) <u>hard wood, Tile, Carpet</u> | | |
| <input checked="" type="checkbox"/> Window Coverings (specify type) <u>blind</u> | | |

TENANT acknowledges that any appliances that are on the premises are for TENANTs use and convenience; however, in the event of a breakdown of said appliance(s) TENANT acknowledges that property manager, LANDLORD and or the owners are not responsible for any damages caused to TENANTs personal property, to include spoilage of food, beverage or clothing etc. as a result of said appliance break down.

(This Space Intentionally Left Blank)

| | | | |
|-------------------------------|------------------------------|-------------------------------|-----------------|
| Property <u>6681 Tara Ave</u> | Owner's Name <u>TAKO LLC</u> | Owner's Name <u>Las Vegas</u> | NV <u>89146</u> |
| Tenant <u>Parnell Colvin</u> | Initials <u>PC</u> | Tenant _____ | Initials _____ |
| Tenant <u>503-490-6564</u> | Initials _____ | Tenant _____ | Initials _____ |

1 **30. INSURANCE:** TENANT x is -OR- _____ is not required to purchase renter's insurance. LANDLORD
 2 BROKERAGE, and DESIGNATED PROPERTY MANAGER shall be named as additional insureds on any such
 3 policy. LANDLORD shall not be liable for any damage or injury to TENANT, or any other person, to any property
 4 occurring on the Premises or any part thereof, or in common areas thereof. TENANT agrees to indemnify, defend
 5 and hold LANDLORD harmless from any claims for damages. TENANT understands that LANDLORD's
 6 insurance does not cover TENANT's personal property. If the Premises, or any part of the Premises, shall be
 7 partially damaged by fire or other casualty not due to TENANT's negligence or willful act, or that of TENANT's
 8 family, agent, or visitor, there shall be an abatement of rent corresponding with the time during which, and the
 9 extent to which, the Premises is uninhabitable. If LANDLORD shall decide not to rebuild or repair, the term of this
 10 Lease shall end and the rent shall be prorated up to the time of the damage.

11
 12 TENANT hereby acknowledges that the OWNER of the subject property does x or does not _____ have
 13 homeowner's insurance. TENANT agrees to cooperate with homeowner and homeowner's insurance company in all
 14 relevant matters. TENANT further agrees, upon written notice, to cease any and all actions that may adversely
 15 impact OWNER's insurance coverage under said policy.

16
 17 **31. ILLEGAL ACTIVITIES PROHIBITED:** TENANT is aware of the following: It is a misdemeanor to commit or
 18 maintain a public nuisance as defined in NRS 202.450 or to allow any building or boat to be used for a public
 19 nuisance. Any person, who willfully refuses to remove such a nuisance when there is a legal duty to do so, is guilty
 20 of a misdemeanor. A public nuisance may be reported to the local sheriff's department. A violation of building,
 21 health or safety codes or regulations may be reported to the government entity in our local area such as the code
 22 enforcement division of the county/city government or the local health or building departments. In addition
 23 continuing violations of HOA rules and regulations will be considered a public nuisance and TENANT hereby
 24 agrees that such continuing HOA violations shall be grounds for eviction.

25
 26 **32. ADDITIONAL RESPONSIBILITIES:**

27
 28 a. TENANT may install or replace screens at TENANT's own expense. Solar screen installation requires
 29 written permission from LANDLORD. LANDLORD is not responsible for maintaining screens.

30
 31 b. With the exception of electric cooking devices, outdoor cooking with portable barbecuing equipment is
 32 prohibited within ten (10) feet of any overhang, balcony or opening, unless the Premises is a detached single
 33 family home. The storage and/or use of any barbecuing equipment is prohibited indoors, above the first floor
 34 and within five (5) feet of any exterior building wall. Adult supervision is required at all times the barbecue
 35 equipment is generating heat.

36
 37 c. The Premises _____ will -OR- x will not be freshly painted before occupancy. If not freshly painted,
 38 the Premises _____ will -OR- x will not be touched up before occupancy. TENANT will be responsible
 39 for the costs for any holes or excessive dirt or smudges that will require repainting.

40
 41 d. TENANT agrees to coordinate transfer of utilities to LANDLORD or BROKER/DESIGNATED
 42 PROPERTY MANAGER no less than 2 business days of vacating the Premises.

43
 44 e. Locks may be replaced or re-keyed at the TENANT'S expense provided TENANT informs LANDLORD
 45 and provides LANDLORD with a workable key for each new or changed lock. TENANT further agrees to be
 46 responsible for any and all such rekey expenses should TENANT fail to notify LANDLORD in advance of any
 47 such replacement.

| | | | | |
|--------------|----------------|--------------|----|-------|
| Property | 6681 Tara Ave | Las Vegas | NV | 89146 |
| Owner's Name | TAKO LLC | Owner's Name | | |
| Tenant | Parnell Colvin | Initials | | |
| Tenant | 503-490-6564 | Initials | | |

1 f. TENANT may conduct a risk assessment or inspection of the Premise for the presence of lead-based paint
 2 and/or lead-based paint hazards at the TENANT's expense for a period of ten days after execution of this
 3 agreement. Such assessment or inspection shall be conducted by a certified lead based paint professional. If
 4 TENANT for any reason fails to conduct such an assessment or inspection, then TENANT shall be deemed to
 5 have elected to lease the Premises "as is" and to have waived this contingency. If TENANT conducts such an
 6 assessment or inspection and determines that lead-based paint deficiencies and/or hazards exist, TENANT will
 7 notify LANDLORD in writing and provide a copy of the assessment/inspection report. LANDLORD will then
 8 have ten days to elect to correct such deficiencies and/or hazards or to terminate this agreement. In the event of
 9 termination under this paragraph, the security deposit will be refunded to TENANT. (If the property was
 10 constructed prior to 1978, refer to the attached Lead-Based Paint Disclosure.)

12 g. TENANT may display the flag of the United States, made of cloth, fabric or paper, from a pole, staff or in a
 13 window, and in accordance with 4 USC Chapter 1. LANDLORD may, at its option, with 30 days' notice to
 14 TENANT, adopt additional reasonable rules and regulations governing the display of the flag of the United
 15 States.

17 h. TENANT may display political signs subject to any applicable provisions of law governing the posting of
 18 political signs, and, if the Premises are located within a CIC, the provisions of NRS 116 and any governing
 19 documents related to the posting of political signs. All political signs exhibited must not be larger than 24 inches
 20 by 36 inches. LANDLORD may not exhibit any political sign on the Premises unless the TENANT consents, in
 21 writing, to the exhibition of the political sign. TENANT may exhibit as many political signs as desired, but may
 22 not exhibit more than one political sign for each candidate, political party or ballot question.

24 i. DANGEROUS MATERIALS. TENANT shall not keep or have on or around the Premises any article or thing
 25 of a dangerous, flammable, or explosive character that might unreasonably increase the danger of fire on or
 26 around the Premises or that might be considered hazardous.

28 33. **CHANGES MUST BE IN WRITING:** No changes, modifications or amendment of this Agreement shall be valid
 29 or binding unless such changes, modifications or amendment are in writing and signed by each party. Such changes
 30 shall take effect after thirty days' notice to TENANT. This Agreement constitutes the entire agreement between the
 31 Parties and supersedes any prior understanding or representation of any kind preceding the date of this Agreement.
 32 There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the
 33 subject matter of this Agreement.

35 34. **CONFLICTS BETWEEN LEASE AND ADDENDUM:** In case of conflict between the provisions of an
 36 addendum and any other provisions of this Agreement, the provisions of the addendum shall govern.

38 35. **ATTORNEY'S FEES:** In the event of any court action, the prevailing party shall be entitled to be awarded against
 39 the losing party all costs and expenses incurred thereby, including, but not limited to, reasonable attorney's fees and
 40 costs.

42 36. **NEVADA LAW GOVERNS:** This Agreement is executed and intended to be performed in the State of Nevada in
 43 the county where the Premises are located and the laws of the State of Nevada shall govern its interpretation and
 44 effect.

46 37. **WAIVER:** Nothing contained in this Agreement shall be construed as waiving any of the LANDLORD's or
 47 TENANT's rights under the laws of the State of Nevada.

| | | | | | |
|--------------|----------------|--------------|--------------|----------|----------|
| Property | 6681 Tara Ave | Owner's Name | Las Vegas | NV | 89146 |
| Owner's Name | TAKO LLC | Initials | | | |
| Tenant | Parnell Colvin | Initials | Owner's Name | | |
| Tenant | 503-490-6564 | Initials | Tenant | Initials | Initials |

1 **38. PARTIAL INVALIDITY:** In the event that any provision of this Agreement shall be held invalid or unenforceable,
 2 such ruling shall not affect in any respect whatsoever the validity or enforceability of the remainder of this
 3 Agreement.

4
 5 **39. VIOLATIONS OF PROVISIONS:** A single violation by TENANT of any of the provisions of this Agreement
 6 shall be deemed a material breach and shall be cause for termination of this Agreement. Unless otherwise provided
 7 by the law, proof of any violation of this Agreement shall not require criminal conviction but shall be by a
 8 preponderance of the evidence.

9
 10 **40. SIGNATURES:** The Agreement is accepted and agreed to jointly and severally. The undersigned have read this
 11 Agreement and understand and agree to all provisions thereof and further acknowledge that they have received a
 12 copy of this Agreement. This Agreement may be executed in any number of counterparts, electronically pursuant to
 13 NRS Chapter 719, and by facsimile copies with the same effect as if all parties to this agreement had signed the
 14 same document and all counterparts and copies will be construed together and will constitute one and the same
 15 instrument.

16
 17 **41. LICENSEE DISCLOSURE OF INTEREST:** Pursuant to NAC 645.640,
 18 _____ is a licensed real estate agent in the State(s) of
 19 _____, and has the following interest, direct or indirect, in this transaction: Principal
 20 (LANDLORD or TENANT) -OR- family relationship or business interest: _____.

21
 22 **42. CONFIRMATION OF REPRESENTATION:** The Agents in this transaction are:

23
 24 TENANT's Brokerage: _____ Broker's Name: _____
 25 DESIGNATED PROPERTY MANAGER _____
 26 Agent's Name: _____ Xing R Mao Agent's License # _____
 27 Address: 6292 Spring Mountain Rd # 105 Las Vegas NV 89146
 28 Phone: 702-248-1818 Fax: 702-253-7184 Email: vivianutg@hotmail.com

29
 30 LANDLORD's Brokerage: _____ Broker's Name: _____
 31 DESIGNATED PROPERTY MANAGER _____
 32 Agent's Name: _____ Agent's License # _____
 33 Address: _____
 34 Phone: _____ Fax: _____ Email: _____

35
 36 **43. NOTICES:** Unless otherwise required by law, any notice to be given or served upon any party hereto in connection
 37 with this Agreement must be in writing and mailed by certificate of mailing to the following addresses:

38
 39 BROKERAGE: _____ BROKER _____
 40 DESIGNATED PROPERTY MANAGER _____
 41 Address: _____
 42 Phone: _____ Fax: _____ Email: _____

43
 44 TENANT: Parnell Colvin 503-490-6564
 45 Address: _____
 46 Phone: _____ Fax: _____ Email: _____

47
 48 Property 6681 Tara Ave Las Vegas NV 89146
 49 Owner's Name TAKO LLC
 50 Tenant Parnell Colvin Initials AC Owner's Name _____
 51 Tenant 503-490-6564 Initials _____ Tenant _____ Initials _____
 52 Initials _____

1 **44. MILITARY PROVISION: IN THE EVENT** the TENANT is, or hereafter becomes, a member of the
 2 United States Armed Forces on extended active duty and hereafter the TENANT receives permanent change of
 3 station orders to depart from the area where the Premises are located, or is relieved from active duty, retires or
 4 separates from the military, or is ordered into military housing, then in any of these events, the TENANT may
 5 terminate this lease upon giving thirty (30) days written notice to the LANDLORD. The TENANT shall also
 6 provide to the LANDLORD a copy of the official orders or a letter signed by the TENANT's commanding officer,
 7 reflecting the change, which warrants termination under this clause. The TENANT will pay prorated rent for any
 8 days (he/she) occupy the premises past the first day of the month. The security deposit will be promptly returned to
 9 the TENANT, provided there are no damages to the premises, as described by law.
 10

11 **45. ADDENDA ATTACHED:** Incorporated into this Agreement are the following addenda, exhibits and other
 12 information:

13 A. Lease Addendum for Drug Free Housing
 14 B. Lease Addendum for Illegal Activity
 15 C. Smoke Detector Agreement
 16 D. HOA Rules and Regulations
 17 E. Other: _____
 18 F. Other: _____
 19 G. Other: _____
 20 H. Other: _____
 21

22 **46. ADDITIONAL TERMS AND CONDITIONS:**

23 The Owner holding all the tenant security deposit.

24 The owner has agreed to release said security deposit to the tenant
 25 within a 30 day(end of the lease date) Said property has been maintained
 26 according to the property condition report or written, itemized account
 27 of the disposition of security deposit to the tenant.

28 Tenant hereby acknowledges property management is with Vivian.

29 Final inspection of side property. Please contact Carol Pang: 702-488-5563
 30 Vivian: 702-302-1530

31 Landlord will not allow anybody smoke inside of the premises.

32 The landlord has the right to enter the property prior 24 hours notice to
 33 the tenant.

34 Tenant needs to take care the front yard and backyard.

35 Tenant needs to replace AC filter every month.

36 Tenant agrees to take care the pool, front yard and backyard by tenant
 37 self.

38 It is tenant's responsibility to follow all the HOA rules and take care
 39 the violation letter and fines.

40 Tenant must keep the house clean and in good condition.

41

42

43

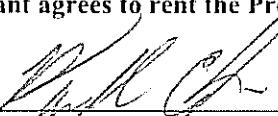
| | | | | |
|--------------|----------------|--------------|----|-------|
| Property | 6681 Tara Ave | Las Vegas | NV | 89146 |
| Owner's Name | TAKO LLC | Owner's Name | | |
| Tenant | Parnell Colvin | Initials | AC | |
| Tenant | 503-490-6564 | Initials | | |

1 _____
 2 _____
 3 _____
 4 _____
 5 _____
 6 _____
 7 _____
 8 _____
 9 _____
 10 _____
 11 _____
 12 _____

Landlord agrees to rent the Premises on the above terms and conditions.

| | | | | | |
|---|------------|---|------|---|------|
|  | 03/15/2018 | LANDLORD/OWNER OR Authorized Signatory | DATE | LANDLORD/OWNER OR Authorized Signatory | DATE |
| <u>TAKO LLC</u> | | | | | |
| PRINT NAME | | | | PRINT NAME | |

Tenant agrees to rent the Premises on the above terms and conditions.

| | | | | | |
|---|------------|----------------------------------|------|----------------------------------|------|
|  | 03/15/2018 | TENANT'S SIGNATURE PRINT NAME | DATE | TENANT'S SIGNATURE PRINT NAME | DATE |
| | | <u>Parnell Colvin</u> | | <u>503-490-6564</u> | |
| TENANT'S SIGNATURE PRINT NAME | | | | TENANT'S SIGNATURE PRINT NAME | DATE |
| | | | | | |

Real Estate Brokers and Designated Property Managers:

- A. Real estate brokers, licensees, agents, and Designated Property Managers who are not also disclosed as a party to the transaction under paragraph 41 are not parties to this Agreement between Landlord and Tenant.
- B. Agency relationships are confirmed in paragraph 42.

| | | | | | | |
|-------------------------------|------------------------------|-------------------|--------------------|----------------|----------------|----------------|
| Property <u>6681 Tara Ave</u> | Owner's Name <u>TAKO LLC</u> | Initials <u>A</u> | Owner's Name _____ | Las Vegas | NV | 89146 |
| Tenant <u>Parnell Colvin</u> | Tenant <u>503-490-6564</u> | Initials _____ | Tenant _____ | Initials _____ | Initials _____ | Initials _____ |